



Apartment Seven-bedroom (8+kk)

Sold

270 m², Prague 4, Braník





Apartment Seven-bedroom (8+kk)

Sold

270 m², Prague 4, Braník

Total area	294 m ²
Floor area*	270 m ²
Terrace	24 m ²
Garden	290 m ²
Parking	2 garage parking spaces a 1 outdoor space
Garage	Yes
Cellar	-
PENB	A
Reference number	39224

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This air-conditioned penthouse with an interior designed to the highest standard, a rooftop terrace, beautiful views, an almost 300 sq. m. private garden, a swimming pool, and 3 garage and 2 outdoor parking spaces is being finished in a boutique energy-efficient villa with only 3 units. The unique high-standard building with an elevator, parking, and beautiful views stands in the middle of the traditional residential area of the old part of Braník, which has retained its *genius loci*, yet offers all of the services necessary for comfortable living.

The floor plan of the main level (on the 2nd floor of the building) consists of a 50-meter living space with a preparation for an open plan kitchen, a dining room, and an entrance to the **footbridge** connecting the apartment with the **garden**, 4 rooms (ranging in size from 14.6 sq. m. to 22.2 sq. m.), a bathroom (with a bathtub, shower, 2 sinks, and a toilet), a utility room (with a toilet and a connection to a washer and dryer), a closet, and a large entrance hall with access to all rooms on this floor. From the interior staircase leading from 1 room, you can get to the top floor, where there is a living room with a preparation for a kitchen and access to the **rooftop terrace with breathtaking views of Prague**, 3 bedrooms, and a bathroom (with a shower). This floor is accessible not only via an interior staircase, but also by an elevator and the main staircase of the building.

The exterior and interior are designed to the **highest standard**; the **energy efficiency** of the building will be A. Facilities include **Schüco** aluminum **windows** with insulating triple-glazed panes, **Rehau** **underfloor heating**, **Samsung** **air-conditioning**, interior doors with concealed hinges, **Rivesti** Design large-format tiles, and **Villeroy & Boch** and **Laufen** sanitary ware. The apartment comes with **3 garage and 2 outdoor parking spaces**, a **cellar**, and a private part of the **garden** (290 sq. m.) with its **own pool** (6 x 3 m.). The total land area is 1,140 sq. m.; the garden is covered with terraces so that **everyone can find a private spot**.

The villa is part of a residential area, where there is a grocery store, pharmacy, kindergarten and primary school, cafes, restaurants, but also theaters—the Bravo! new circus and pantomime theater, the **Duncan Center** for dance, and also Dobeška, the home stage of the **Sklep Theater**, is not far away. The surrounding area offers many sports activities; there are beach volleyball courts, football and baseball fields, tennis courts, and a **golf course**. The location is close to the **Vltava River** with its many embankments, around which there is a popular fitness trail. Transport connections are provided by buses, the nearest Přístaviště tram stop is a 4-minute ride away and the Budějovická metro station 8 minutes. The Southern Connecting Road makes get around by car faster and easier.

Interior 270 m², terrace 24 m², garden 290 m².



Apartment Seven-bedroom (8+kk)

Sold270 m², Prague 4, Braník

Total area	294 m ²
Floor area*	270 m ²
Terrace	24 m ²
Garden	290 m ²
Parking	2 garage parking spaces a 1 outdoor space
Garage	Yes
Cellar	-
PENB	A
Reference number	39224

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

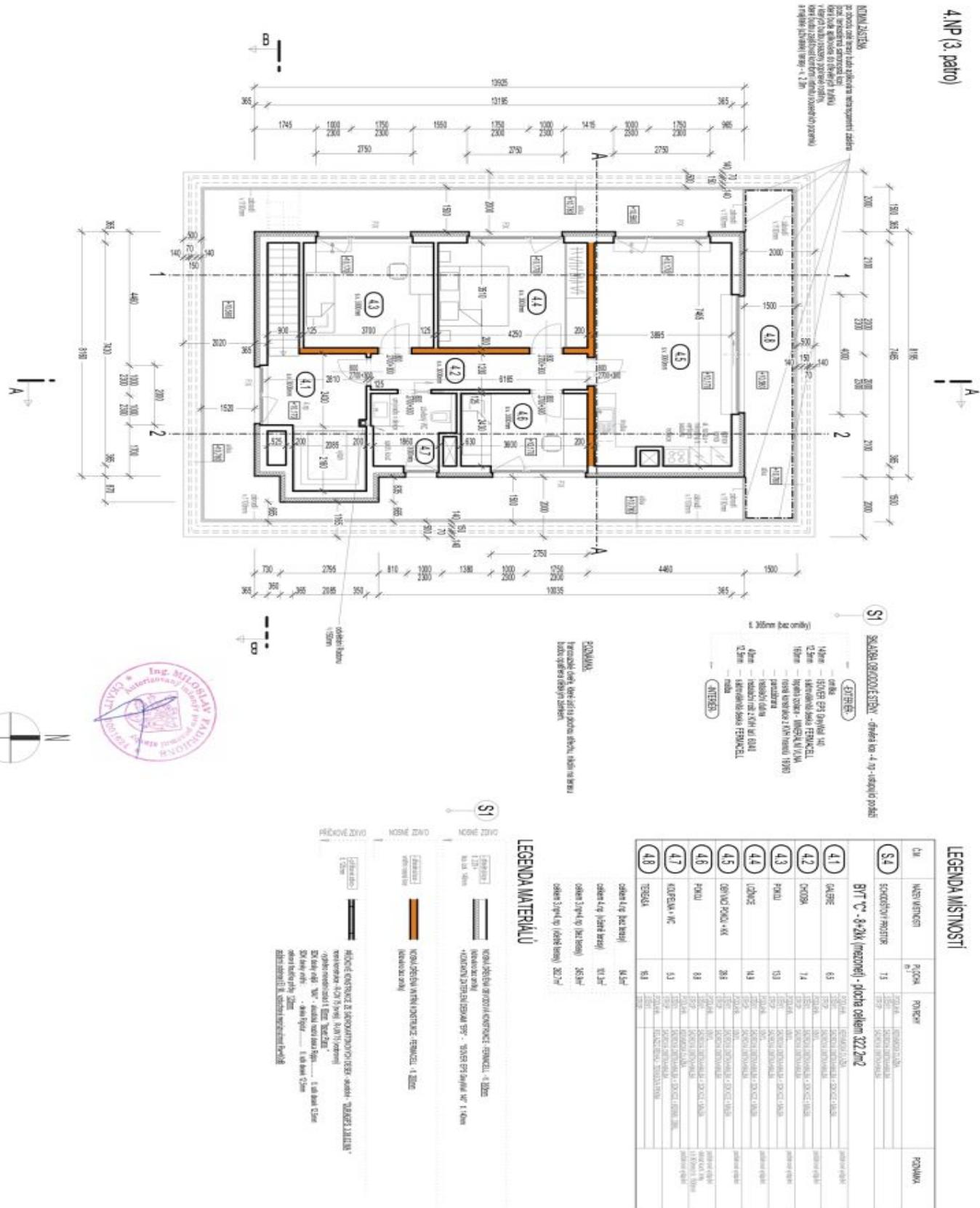
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Seven-bedroom (8+kk)

Sold

270 m², Prague 4, Braník





Apartment Seven-bedroom (8+kk)

Sold

270 m², Prague 4, Braník

